

CITY OF WEST LAFAYETTE  
COMMUNITY DEVELOPMENT BLOCK GRANT  
PROGRAM  
2008-2009 ACTION PLAN

Proposed Plan for Public Comment, March 28 through April 28, 2008



# City of West Lafayette 2008-2009 Action Plan

## Narrative Responses

### GENERAL

#### Introduction

Tippecanoe County continued to experience slow appreciation in property values albeit better than in the past three years and obviously not as bad as many areas experiencing large housing value decline nationally. According to the Office of Federal Housing Enterprise the Lafayette Metropolitan Statistical Area experienced an appreciation rate of -1.17% for 2007 below the state rate of 1.15% and below the average U.S. rate of 0.84%. This represents a ranking of 211th of 291 MSA's a continued improvement over the 2006 ranking and the 2005 ranking, which was in the lowest 20 MSA's.

The slow rate of appreciation can be contributed to an over supply of housing and even with the decline in housing nationally, new housing construction starts in 2007 for West Lafayette was 117. This was an increase of 43 single family homes, or 58.9% over 2006. It is apparent that the low rate of appreciation will continue with the potential for vacant housing especially in the older established neighborhoods with less desirable housing. Even though the market is a "buyers market" with many pluses for the buyers the potential impact on the inner neighborhoods remain a concern. Therefore, the housing priorities and needs to address neighborhood stabilization continue through the 2008-09 program year. However, it must be pointed out that the City is not experiencing an overwhelming increase of foreclosures and that is fortunate in this housing market.

**Available Resources:** The CDBG grant is \$432,975, which is \$15,703 or 3.49% less funding than in 2007. We estimate \$200,000 in program income generated by New Chauncey Housing, Inc. and it will be returned to the housing agency to enable further housing projects. However, we do anticipate program income to decrease as NCHI transitions to the use of HOME funds for the majority of their activities.

Other federal resources, including Section 8 funds that benefit West Lafayette residents are received by a number of agencies. The totals received County wide are: McKinney-Veto Homeless Assistance Act, Emergency Shelter Grant, \$112,069 and Super NOFA , \$254,085; FEMA Emergency Food and Shelter Program, \$76,579 and Section 8 (including administration), \$5,641,756. See Appendix B for a funding breakdown by agency and program.

**Allocation Priorities and Low/Moderate Persons Benefit:** It is anticipated that 94% of the grant amount will be spent on activities and projects that will take place in the low to moderate income areas. This percentage does not include the funding allocated to the social services, since the beneficiaries are citywide or are homeless.

100% of the 2008 grant will be spent on activities and projects that will benefit low to moderate income persons.

## City of West Lafayette Community Development Block Grant Program Executive Summary: 2008-2009 Program Year

The following is a summary of activities and funding allocations for the 2008-2009 One-Year Action Plan. The available CDBG grant is \$432,975 or 3.49% less than the amount in the 2007 program year. We estimate around \$200,000 in program income generated by New Chauncey Housing, Inc., and it will be returned to the housing agency to enable further projects. All planned activities are consistent with the priorities established in the Five Year Consolidated Plan.

Agency/Activity or Project	Amount	Obj.#	Outcome/Objective	1 Year Outcome Indicators	Other Goals	Location
<b>CDBG HOUSING</b>						
<b>Housing Initiatives</b>						
Plan Objective: Provide affordable homeownership opportunities. To preserve, revitalize and stabilize neighborhoods through increased homeownership and housing rehabilitation activities.						
New Chauncey Housing, Incorporated Acquisition/Rehab	\$110,000					
		DH-2.1	Affordability for the purpose of providing decent housing	2 Affordable Units		Target Area
Homebuyer Assistance		DH-2.2	Affordability for the purpose of providing decent housing	1 Affordable Unit		Citywide
Major Rehab		DH-2.3	Affordability for the purpose of providing decent housing	1 Affordable Unit		Citywide
Minor Rehab/Systems Rehab		DH-1.1	Accessibility for the purpose of providing decent housing	2 Accessible Units		Citywide
<b>CDBG NONHOUSING</b>						
<b>Public Facilities; Improvements and Architectural Barrier Removal</b>						
Plan Objective: To preserve, revitalize and stabilize neighborhoods through infrastructure and public facilities that serve low to moderate income persons.						
<i>Infrastructure</i>						

Sidewalk and Curb Replacement and Sidewalk Curb Ramp Installation. Program to replace deteriorated sidewalk and curbs and provide accessibility.	\$128,029	SL-3.1	Sustainability for the purpose of creating suitable living environments	3,207 persons will no longer have access to substandard infrastructure	4,500 SF Sidewalk & 1,320 LF Curb	Target Area – Salisbury St.
<i>Community Facilities/Rehabilitation of Other Public Facilities</i>						
Fire Station #1: Masonry Rehabilitation	\$50,000	SL-3.2	Sustainability for the purpose of creating suitable living environments	8,986 persons will no longer have access to substandard infrastructure	1 Public Facility	Target Area
<b>Total Housing and Capital Improvements</b>	<b>\$288,029</b>					
<b>Public Services</b>						
Plan Objective: To provide for the human infrastructure stabilization. Support public services that serve homeless or serve other emergency need; promote self-sufficiency or assist lower to moderate income persons in removing barriers to employment or sustaining employment; serve elderly population that enable them to remain self-reliant and in their own homes and provide basic services unaffordable to lower to moderate income persons.						
Outcome applies to all social services						
# of persons with new access to social services						
Citywide						
<i>Homeless Services</i>						
Outreach, Intake and Assessment (Includes Prevention Services)						
Lincoln Center	\$3,860			1,000		
Emergency Shelters						
Lafayette Urban Ministry's Emergency Shelter	\$6,370		Accessibility for the purpose of creating suitable living environment	250		
Mental Health Assoc. Day Shelter	\$5,800			300		
YWCA - Domestic Violence Intervention & Prevention Program (Program & Shelter)	\$3,040	SL-1.3		8		
Transitional Shelter						
Lafayette Transitional Housing Center	\$7,230			25		
Other Homeless Services Support						
Food Finders Food Bank	\$3,480					
<i>Self-Sufficiency &amp; Work Related</i>						
Tippecanoe County Child Care	\$19,410					
Tippecanoe County Health Clinic - Health Referral	\$3,000	EO-3.1	To sustain economic opportunities	20		
				20		
				All the Above		

Family Services - Self-Sufficiency/Life Skills			
<i>Elderly Services</i>			
	\$3,796	SL-1.4	Accessibility for the purpose of creating suitable living environment
			5
Tippecanoe County Council on Aging - CareAVan	\$5,590		
Family Services, Inc. Homemaker Services	\$3,370	SL-1.5	Accessibility for the purpose of creating suitable living environment
			35
			15
<b>Total Public Services</b>	<b>\$64,946</b>		
<b>Administration</b>	<b>\$80,000</b>	O-1	
<b>Total 2008-09 Grant</b>	<b>\$432,975</b>		N/A

### Performance Evaluation

Program Year 2006-07 was the second year of the 2005-09 Consolidated Planning period and the Consolidated Annual Performance Evaluation Report (CAPER) for the activities and projects undertaken for the time period July 1, 2006 through June 30, 2007 was submitted to HUD and approved on January 17, 2008. The complete report is available for review in the Department of Development and on the City's website at <http://www.city.west-lafayette.in.us/departments/development/index.html>.

The following table indicates the goals and accomplishments for the program year 2006-2007 as reported in the CAPER and the status of projects through January 31, 2008 for the 2007-08 program year.

It is felt that the City is substantially on track in meeting the goals and objectives set forth in the 2005-09 Consolidated Plan. The number of housing units completed by the acquisition/rehab program is now on schedule given the number of the projects requiring significant rehab and the changing housing market. The sidewalk projects are underway but due to grant availability being delayed to August, this essentially delays all projects to the following summer construction period. Lincoln Park is essentially completed with just over \$551.45 remaining for final touches to be completed in the spring 2008.

Public service unduplicated beneficiary numbers were below the expected number for 2006, due partially on how recipients are counted as duplicated over the 5 year plan period instead of annually. It appears that the duplicated numbers and/or the level of service were consistent with or higher than in previous years.

Other Activities: In October, 2006 the West Lafayette Human Relation Commission held a workshop on "reasonable accommodations". A survey was also sent to all West Lafayette landlords to determine awareness of the "Fair Housing Law". 70% of the respondents were knowledgeable of the law. Increased awareness information will be provided to all property owners and managers operating in West Lafayette.

#### Citizen Participation Process

The Mayor's Advisory Committee and the Common Council are presented issues and unmet needs in the community in the first of two public hearings. The committee and council assists in identifying and developing priorities and in allocating the annual grant. Their recommendations assist the staff in developing the plan which is presented in

Evaluation of Program Year 2006-07 & Status of 2007-08 Activities		
Agency/Activity or Project	Goals	Accomplishments
<b>Housing Initiatives</b>	Units Completed	
Acquisition/Rehab	4	5
Homebuyer Assistance	1	0
Major Rehab	1	0
Minor Rehab/Major Systems Repairs	1	3
<b>Public Facilities; Improvements and Architectural Barrier Removal</b>	Persons Benefited	
Sidewalks and Curb Replacement and Sidewalk Curb Ramps – Salisbury Phase I	1,390	422 SF Sidewalk & 1,375 LF Curb benefiting 1,390 persons
Indian Trail Accessibility Project	476	19 Ramps/1,577 SF Sidewalk benefiting 2,074 persons
Lincoln Park Development	1,390	Pending Completion 1,390 Persons Benefited
Fire Station Masonry Repair (2006-07)	8,986	Assessment, Design & Specifications Complete
Home With Hope Kitchen Renovation	28	Completed - 28 Persons Benefited
<b>Social Services</b>		
Homeless Services	2,065	2,102
Self-Sufficiency & Work Related	85	70
Elderly Services	100	18
Accomplishments for Report Year and from 7/1/2007 to 1/31/2008		

draft form at the second hearing. In an effort to increase minority participation, program notices and information was sent to the Black Cultural Center, the International Center and the Latino Cultural Center.

The plan is available for public comment in the Department of Development and on the City's website at <http://www.city.west-lafayette.in.us/departments/development/index.html> from March 28 through April 28, 2008. Written comments are to be sent to Allen Grady, Acting Director of Development, 609 W Navajo Street, West Lafayette, Indiana 47906.

## General Questions

1. *Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*

CDBG target areas of West Lafayette are made up of census tract block groups where at least 51% of the households earn less than 80% of the median income or for a family of four in the Lafayette area, \$47,900. In West Lafayette, the target area includes tract 51 block group 2; tract 52 block group 5; tract 53 block groups 1 and 2; tract 54 block groups 1, 2 and 3; tract 55 block groups 1 and 2 and tract 102.04 block group 3. The housing and neighborhoods in census tracts 51, 52 and 102.04 are far more stable; however, some neighborhoods and housing are showing some decline. Overall, it is felt that the household incomes are affected by the presence of University students combined with three project based subsidized apartment complexes and a retirement community that have skewed the income statistics and no specific needs have been identified.

The income area south of Meridian Street to the River on the east, the University campus to the west and to the City limits on the South contains a large number of pre-1940 housing, higher densities and a higher incidence of substandard housing that is predominately rental. It is the area in which the majority of the housing and sidewalk projects in 2008 will take place and is Census Tract 53, Block Groups 1 & 2 and in Census Tract 54, Block Group 1. If additional housing projects are undertaken, they will most likely be in Census Tract 52, Block Group 4, an area of modest priced housing. The New Chauncey neighborhood contains Census Tract 53 and parts of Census Tracts 52 and 54 (see Maps).

2. *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.*

Investments are allocated in a manner that best provides benefits to the predominantly low to moderate income households that occupy housing that has the majority of problems in neighborhoods showing decline and instability. Geographic projects that will benefit the low to moderate income households are usually projects that directly lead to infrastructure improvements. These projects are eligible for funding and are low moderate area benefits. These are the only projects that are geographically limited. In comparison, activities that benefit low to moderate income households or persons directly, such as in the case of homebuyer or rehab assistance or a social service activity, are administered city-wide.

3. *Describe actions that will take place during the next year to address obstacles to meeting underserved needs.*

One of the main obstacles to meeting underserved needs is the lack of adequate funding. The city will encourage and assist New Chauncey Housing, Incorporated and all social services in seeking and applying for other funding to supplement CDBG funding. The city also encourages subrecipients to seek collaborative efforts in order to provide more efficient services in an effort to meet underserved needs.

The City continues to assist New Chauncey Housing in increasing capacity.

## **Managing the Process**

1. *Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.*

The City of West Lafayette Department of Development is the responsible entity.

2. *Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*

For the development of the 2005-09 Consolidated Plan, the City used surveys, held ascertainment meetings with individuals and agencies, participated in housing input meetings with the City of Lafayette and the Area Plan Commission, met with the homeless prevention network and utilized existing data and studies including the Communities Vision 2020 and the City's Strategic Plan to determine the needs of the community. Additional solicitation and identification of needs are done annually through letters, funding notification and the city website.

Funded projects and activities in the 2008-09 One Year Action Plan must address a high priority need identified in the Five Year Plan.

3. *Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.*

The City will continue to work with all social service agencies and housing providers to implement the activities and programs identified in order to achieve the goals set out in the five year plan. Examples of work that enhances coordination are the Homeless Prevention Network and the Coordinating Committee of the Family Self-Sufficiency Program.

## **Citizen Participation**

1. *Provide a summary of the citizen participation process.*

In West Lafayette, input on issues and unmet needs is presented to the Mayor's Advisory Committee on Community Development and the members of the City Council at the first public hearing. The Advisory Committee is made up of citizens that represent a cross section of the community. The Committee and Council's main objectives are to assist in identifying and developing priorities in the five year plan and then assist in determining funding allocations in each annual plan. Their recommendations assist the staff in developing the plan which is presented in draft form at the second hearing.

2. *Provide a summary of citizen comments or views on the plan.*

The comment period is March 28<sup>th</sup> through April 28<sup>th</sup>, 2008. The plan is available in the Mayor's and Department of Development offices and on the City's web site.

3. *Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.*

In the preparation of the 2008-09 One Year Action Plan the City again solicited input from the Hispanic Cultural Center, the Black Cultural Center and the International

Student Center at Purdue, the neighborhood coalition, the Human Relations Commission, in addition to a number of organizations that deal with disability issues and business interests.

4. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

## **Institutional Structure**

1. *Describe actions that will take place during the next year to develop institutional structure.*

As identified in the 5 Year Plan, there were no identified gaps in the institutional structure.

## **Monitoring**

1. *Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

The ongoing monitoring of New Chauncey Housing, Incorporated, all social service agencies and all projects by the Department of Development will be in accordance to the established policy in the Five Year Plan and all policies of the Department of Development and the City of West Lafayette.

The Department of Development has stressed the importance to the Engineering Office, the project managers for all infrastructure projects to keep projects timely. In order to ensure compliance with all regulatory issues on projects the Department of Development takes an active role in the project management.

## **Lead-based Paint**

1. *Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families.*

The cities continue to work with the Tippecanoe County Health Department to address identified lead hazards in housing occupied by children with elevated blood lead levels. The children identified with elevated levels are those found in screened households receiving Medicaid assistance as required by the State of Indiana.

Continue with current lead hazard reduction and education activities through current housing and code enforcement programs.

## **HOUSING**

### **Specific Housing Objectives**

\*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.*
2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

The following outlines the use of the Community Development Block Grant in West Lafayette by New Chauncey Housing Incorporated. Individual acquisition/rehab projects may include the use of HOME funds and private investment.

Program Income generated by the sales of housing by New Chauncey Housing, Incorporated is retained by the agency and reused to further the goals of the program. CDBG funding is secondary funding with HOME funds being the main source of funding for this next program year.

#### **Housing Initiatives**

Anticipated Program Income

\$110,000

\$200,000

Homeownership Opportunities: To provide affordable homeownership opportunities and safe (including lead safe) and decent housing. Homeownership also enhances the financial standing and viability of the eligible household through the accumulation of equity that comes through homeownership. Homeownership also stabilizes neighborhoods by engendering permanence.

a) Acquisition/Rehabilitation Assistance: High Priority. The acquisition and rehabilitation and resale of properties in the New Chauncey neighborhood in West Lafayette to families and individuals at 50 to 80% of the MFI including those currently renting. This activity may involve the use of HOME funds from the Lafayette Consortium if applicable. Limited to the New Chauncey neighborhood.

Number of Families 2

b) Direct Homeownership Assistance: High Priority. Assistance in the form of Gap Financing Assistance to families and individuals at 50 to 80% of the MFI. City wide.

Number of Families 1

Housing Rehabilitation: To provide safe, decent and energy efficient housing, including the reduction of lead hazards, and to stabilize the older neighborhoods by improving substandard housing.

a) Major Rehabilitation for Owners: High Priority. Code compliance, energy conservation, disabled accessibility and major systems upgrade for all substandard housing across all income categories. City wide. Number of Families 1

b) Minor Emergency/Major System Rehabilitation: High Priority. Emergency rehab assistance for limited system and/or code compliance to homeowners at 50% of the median income and below, especially elderly households. Services to be provided by NCHI or the Senior Housing Repair and Assistance Program (SHARP), a joint program administered by Tippecanoe County Council on Aging and Habitat for Humanity. Both agencies provide assistance to qualified seniors and disabled people in West Lafayette. NCHI will provide assistance to homeowners with code issues arising from city code enforcement activities. City wide. Number of Families 2

## Needs of Public Housing

1. *Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.*
2. *If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.*

There is no public housing in West Lafayette. The city will continue to work with the Lafayette Housing Authority with their Section Eight existing housing voucher assistance program as necessary to maintain the voucher assistance.

## Barriers to Affordable Housing

1. *Describe the actions that will take place during the next year to remove barriers to affordable housing.*

The City will continue to monitor all new policies and regulations for their effect on the affordability of housing. The City will review and discuss the provisions in the Regulatory Barrier Questionnaire that were found to be potential barriers with other entities, where applicable the needs for those regulatory requirements and the effects of removing them on all housing and development.

Developers, especially of affordable housing projects, will be encouraged to utilize the planned development zoning procedures.

## HOMELESS

### Specific Homeless Prevention Elements

1. *Sources of Funds Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.*
2. *Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.*

A Permanent Supportive Housing Feasibility Study was completed this past year by Indiana Coalition for Housing and Homeless Issue and is currently being reviewed by the Indiana Housing and Community Development Association, who funded the study. The study was to determine the need for permanent housing with supportive services for the entrenched homeless. Providing for this type of housing may alleviate the need to expand the current Lafayette Urban Ministry emergency shelter that are dealing with capacity issues. It is hoped that the study will be released in time to be incorporated in the 2008-09 One Year Plan.

In addition to the West Lafayette Community Development Block Grant, each agency obtains funds that may include Emergency Shelter Grant funds through the State of Indiana; Super NOFA funds for homeless operational and supportive services; Emergency Food and Shelter Funds from FEMA, United Way and other private fund financing and donations.

For the 2008 Action Plan the City of West Lafayette has allocated the following Community Development Block Grant funds:

Outreach, Intake, and Assessment and Case Management: High Priority.

Continue to fund operational costs of shelters and LHTC Supportive Services Program in order to provide outreach, intake and assessment at points of contact.

LHTC Supportive Services Program	\$3,860
Provide homeless and homeless prevention services to 1,000 persons (formerly Lincoln Center).	

Emergency Shelters: High Priority.

Continue to fund emergency day and night shelters and the shelter for victims of domestic violence to provide a safe, clean, decent alternative to the streets.

Lafayette Urban Ministries Emergency Shelter	\$6,370
Provide overnight shelter to 500 persons.	

Mental Health America's Seeds of Hope	\$5,800
Day Shelter	
Provide day shelter and case management to 1,000 homeless persons including those who are "chronic" homeless.	

YWCA: Domestic Violence Intervention and Prevention Program and Shelter	\$3,040
Provide emergency shelter, case management and supportive services for 15 persons that are victims of domestic abuse.	

Transitional Housing for Individuals and Families: High Priority.

Continue to fund transitional housing to provide long term housing with supportive services including, as necessary, life skills training, educational services, job training, family support, and other services for those who need them.

Lafayette Transitional Housing Center (LHTC) \$7,230  
Provide long term transitional housing with supportive services for  
50 persons who were previously homeless.

Case Management for Permanent supportive housing: High Priority. Included above in  
Mental Health's Seeds of Hope Day Shelter funding.

1. *Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.*

The following action steps are part of the Continuum of Care:

The chronic homeless population is the entrenched homeless with severe problems that contribute or keep them in their situation or it is a choice of lifestyle by some and only their willingness to change will bring about the end to a chronic homeless condition for them. To address these difficult situations requires a long term commitment to the individual that first begins with building trust and then some intervention. From the intervention are intensive services that may include hospitalization and/or long term housing with supportive services. Some may never be able to live independently.

Action Step 1: Continue to provide operational funding to the Lafayette Urban Ministry overnight emergency shelters that provides intake, assessment and case management services to identify the chronic homeless and provide referrals for services.

Action Step 2: Continue to provide operational funding to the Mental Health America Seeds of Hope day shelters that provides case management and referrals for intervention and intensive substance abuse and mental health services to those identified as being chronic homeless.

Action Step 3: Work with the homeless providers to seek and obtain additional operational and supportive services funding to sustain or increase all case management services including intensive services such as intervention and treatment programs that are required to break the cycle of chronic homelessness.

Action Step 4: Work with the Mental Health America and Wabash Valley Hospital to develop housing with supportive services to address issues that lead to reoccurring homelessness.

2. *Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.*

LHTC Supportive Services and as part of the CDBG funding it receives it provides services to the "at risk" individuals and families with children. Case managers refer to other agencies that provide emergency services in the form of rent/mortgage and utility assistance including Lafayette Urban Ministries, Area IV and the Township Trustees.

The City will provide CDBG funds to:

Food Finders Food Bank: To assist in the cost of acquiring and distributing low cost food to the shelters and to others in need of food: \$3,480

Food Finders Food Bank by the nature of the agency and its program provides food to eligible persons and families through a number of agencies including the above shelters. The beneficiaries of Food Finders are those persons served by the above agencies.

3. *Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.*

The Consortium and the Cities are developing and updating their policies and protocols for the discharge of persons from publicly funded institutions and other systems of care. These policies and procedures are designed to prevent such discharge from immediately resulting in homelessness for such persons. Updating the policies and procedures will entail early identification of homeless persons entering systems of care and it is anticipated that Homeless Prevention and Intervention Network (HPIN) will help with early identification.

All communities within Indiana are influenced by discharge policies currently in place and set by agencies within the State concerning health care facilities, foster care and other youth facilities, mental health care facilities, and correctional institutions.

## COMMUNITY DEVELOPMENT

### Community Development

1. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.*
2. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.*

\*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

#### Public Facilities and Improvements:

1) Sidewalks: High Priority (03L) (570.201c) \$128,029

Sidewalk and curb replacement program. 5,540 square feet of sidewalk and 1,108 linear feet of curb will be replaced benefiting 1,817 persons.

The above activity helps stabilize and revitalize neighborhoods through improvements that create a visual impact and enhance the quality of life.

2) Fire Station #1 Exterior Masonry Rehabilitation                      \$ 50,000  
High Priority (030) (570.201 c)

Fire Station #1 serves the target area south of Meridian Street. This funding will allow selected tuck pointing of the mortar joints to maintain the integrity of the masonry building. This is a high priority. 1 Public Facility serving the target area and will benefit 8,096 low to moderate income residents.

#### Public Services (570.201 e) Non Homeless Public Services

Services that promote self sufficiency and allow families to continue working: As part of the anti-poverty strategy, these programs provide support, remove barriers by providing affordable child care or provide health care services that allow lower income families to be employed or improve their education and training to improve their employability. This is a high priority.

Tippecanoe County Child Care (05L): Subsidy for child care for 20 children.  
\$ 19,410

Tippecanoe County Health Clinic Health Referral Program (05M): Referrals to doctors, dentists and optometrists for 20 uninsured low income persons.  
\$ 3,000

Family Services Self-Sufficiency/Life Skills Program (05): Case management and supportive services to overcome barriers to self sufficiency to 5 lower income families receiving housing assistance through the Lafayette Housing Authority.  
\$ 3,796

Elderly Services: Studies indicate that it is less expensive to support and have elderly persons remain in their homes than to move them to retirement or assisted living housing. The services assist elderly persons in their transportation needs and means and in taking care of their homes. This service also contributes to neighborhood stabilization by retaining homeownership. This is a high priority.

Tippecanoe County Council on Aging (05A & 05E): Care A Van transportation services to 35 elderly and disabled persons.  
\$ 5,590

Family Services Homemaker Program (05A): Assistance to 15 elderly and disabled persons.  
\$ 3,370

Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

## **Antipoverty Strategy**

1. *Describe the actions that will take place during the next year to reduce the number of poverty level families.*

A) Promote economic empowerment by supporting facilities, services, and activities aimed at developing the self-sufficiency of all low and moderate income residents.

- Support affordable child care to lower to moderate income families that allow

- them to continue to work.
- Support affordable health care.
- Support family self-sufficiency program that provide supportive services to assist families to remove barriers to self-sufficiency.
- Support homeless prevention services for the "at risk" persons.
- Support the food bank in their efforts to feed lower income persons and families.

B) Provide economic development opportunities to lower income persons and families through:

- The creation of jobs through other city incentives.
- Section 3 Opportunities and other non Section 3 contractor jobs when applicable.

C) Provide affordable housing opportunities to house lower income persons and families.

D) Continue to work with all agencies to identify barriers and issues related to poverty including growing transportation needs, especially to those in the rural portions of the county that have no access to public transportation and an increasing concern on the number of persons struggling with mental health and growing substance addictions and abuse problems.

## NON-HOMELESS SPECIAL NEEDS HOUSING

### Non-homeless Special Needs (91.220 (c) and (e))

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.*
2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.*

As described in the public services, the City of West Lafayette has allocated CDBG funds to support elderly services that include addressing the homecare and transportation needs of the elderly, frail elderly and the disabled.

The City has provided public service funding to the Mental Health America for housing with supportive services that can be accessed by those with mental health and/or substance abuse issues. The City will continue to work with interested agencies and the City of Lafayette on expanding supportive housing for the special needs persons.

Emergency and major rehabilitation assistance to provide access to the disabled is available to homeowners and in the case of the disabled as renters, through the Housing Initiatives.

## Other Narrative

Include any Action Plan information that was not covered by a narrative in any other

section.

The City will continue notifying all applicable minority and women entities of any vendor and contract opportunities that arise from CDBG activities.

## **Appendices**

Appendix A: Fair Housing Plan: Actions to Address Identified Impediments and Affirmatively Further a Fair Housing Choice

Appendix B: Other Federal Resources

**CITIES OF LAFAYETTE AND WEST LAFAYETTE AND TIPPECANOE COUNTY 2005-2009**

Fair Housing Plan: Actions to Address Identified Impediments

**2008-09 Action Plan with Years 1, 2 & 3 Accomplishments (As of Plan Submission Date)**

Identified Impediment to Fair Housing Choice	Planned Actions	Organization(s) Responsible	Timetable for Completion/Outcome
<p><i>1) Outreach and education by the Human Relations Commissions and the Cities to address the lack of knowledge of a person's rights and a person's obligations under the law and how to access services to answer and address one's concerns.</i></p>	<p>1. Increase the interaction and the information sharing between the three Human Relations Commissions by encouraging at least 2 joint meetings annually.</p>	<p>Fair Housing Offices and Human Rights Commissions</p>	<p>Ongoing - One (1) community wide activity annually.</p>
<p><b>Year 1: Seminar for landlords and other interested parties was held in April, 2006. Staff from Indiana Civil Rights Commission and FHEO, HUD Indianapolis Office presented the seminar. Proper advertising was the main topic.</b></p>			
<p><b>Year 2: Seminar sponsored by WL HRC, in cooperation with the other HRC's for all interested parties including rental property owners regarding public accommodation with emphasis on accommodation in housing. Staff from ICRC presented the seminar. Held on 10/10/06.</b></p>			
	<p>2. Continue to support Vision 2020 Diversity Roundtable monthly meetings and encourage and participate in additional fair housing activities.</p>	<p>Fair Housing Offices, Diversity Roundtable (DRT) &amp; Vision 2020 staff</p>	<p>Ongoing - 1. Have at least one diversity roundtable meeting annually to deal specifically with fair housing issues.</p>
<p><b>Year 1: 1) Diversity Roundtable meetings continued, however no fair housing topics were scheduled in 2005-06.</b>  <b>2) Diversity Summit by Vision 2020 was in April. The emphasis of the seminars was about discrimination and its impact. Housing issues were discussed.</b>  <b>3) Social Justice Conference was held in October. One session dealt with discrimination in our communities.</b></p>			
<p><b>Year 2: 1) Diversity Roundtable meetings continued. There were no fair housing topics scheduled in 2006-07; however, the general issue on increasing awareness of diversity became one of their 3 main actions.</b>  <b>2) DRT revised their brochure around these 3 actions.</b></p>			
<p><b>3) YWCA has developed a luncheon series in keeping with their mission, which is offered in fall and the spring. 2 of the series in the fall dealt with discrimination issues on prejudice and racism.</b></p>			
		<p>Fair Housing Offices, Diversity</p>	<p>Ongoing - 2. Include discussions about fair housing and</p>

	Roundtable & Vision 2020 staff	discrimination issues as part of the Vision 2020 updates when they occur.
<b>Year 1: No updates to Vision 2020 occurred in 2005-06.</b>		
<b>Year 2: An update was completed in January 2007. The update stressed the continuation of the diversity roundtable and diversity summits to accomplish the mission of "is a safe, healthy and accessible community that embraces our rich history, culture and diversity".</b>		
3. Increase public awareness of what "Fair Housing is", what "discrimination is" and "what the protected classes are" to overcome the negative publicity and misinformation regarding the role of the Human Relations Commission this past year.	Human Rights Commissions Diversity Roundtable & Fair Housing Offices	Year 1 - Review all jurisdictions' brochures and websites on fair housing. Identify public service agencies, neighborhood associations, community centers and University organizations and make brochures and other information available to them, including the availability of fair housing informational training.
<b>Year 1:</b>		
1) Have reviewed all websites and brochures and have made recommendations to the County HRC on website information.		
2) Brochures were updated and have been distributed.		
3) Met with the WL HRC and planned Fair Housing events for WL Global Fest in September, 2006. Events include children activities.		
4) In cooperation with the WL HRC, a survey of WL landlords was in process of being mailed at the end of report period. The survey included questions to determine basic knowledge of Fair Housing.		
5) An informational flyer is in process of being completed to be used in periodic mailings to WL landlords by the Code Enforcement Department.		
6) Information was also made available to a large number of Purdue students living off - campus during the fall "Meet and Greet", in which City and Purdue officials go door to door in West Lafayette neighborhoods with information packets. Information is made available to other Purdue students through the Dean of Students office (August 27, 2005).		
<b>Year 2:</b>		
1) Information was made available via "Meet and Greet" held on August 26, 2006.		
2) WLHRC had a table at the WL Global Fest, September 2, 2006. Fair Housing information was distributed along with Fair Housing activities for children. This festival promotes the ethnic and cultural diversity of the community.		
3) A landlord survey was conducted of West Lafayette landlords in the summer of 2006. A question asked the landlord's knowledge of the		

fair housing laws. There was only a 37% response and of those, 71% indicated that they were familiar with the Fair Housing law.  
 4) Landlord fair housing information flyer to be included in routine mailings was in process of being completed (delayed in Year 1 to see results of the above mentioned survey).  
 5) Continuation of the distribution of flyers and brochures.

**Year 3:**

1) Information was made available via "Meet and Greet" held on August 21, 2007. Additional neighborhoods were included this year.  
 2) Continuation of the distribution of flyers and brochures.

		Fair Housing Offices	Year 2 - Increase public information by looking into the possibility of public service announcements, and inserts in utility billings and banking statements.
<b>Year 2: Not Done</b>			
		Human Rights Commissions, Diversity Roundtable & Fair Housing Offices	Years 3 through 5 continue established activities.
	4. Develop a client survey through the Lafayette Housing Authority and possibly other housing providers, as well as social service agencies to determine the public knowledge of fair housing.	Fair Housing Offices	Year 1 - Develop survey; identify appropriate survey respondents; distribute surveys and collect responses with anticipated 1000 respondents. Analyze responses and determine follow-up actions.  Years 2 through 5 - Market and increase the number of survey responses by at least 20%. Review and analyze responses to revise AI and Fair Housing Plan

			accordingly.
<b>Not Completed. A survey that will yield relevant data still has not been developed. Both cities are still researching other cities and seeking information on other surveys.</b>			
	5. Continue the outreach, referral and educational activities of the Fair Housing Office as a consolidated effort by the Cities.	Human Rights Commissions Diversity Roundtable & Fair Housing Offices	Ongoing - Number of complaints filed and the resolutions of those complaints.
2) <i>Marketing of homeowner programs to increase minority and ethnic homeownership. Educate and increase mortgage and financial companies' participation in marketing programs.</i>	1. Increase minority and ethnic participation in homeownership programs by developing a marketing strategy.	Fair Housing Offices	Ongoing - Determine baseline of minority and ethnic participation. Increase the number of minority homebuyers benefiting from the agency homeownership programs and minority and ethnic participation in assistance programs by 10% each year.
<b>No significant difference from data collected for 2005-2009 Consolidated Plan.</b>			
	2. Work with leading financial institutions in the community to market homeownership to minority and ethnic populations.	Fair Housing Offices	Increase the number of minority homebuyers benefiting from homeownership programs marketed through those participating financial institutions by 5% annually.
<b>No significant difference from data collected for 2005-2009 Consolidated Plan.</b>			
3) <i>Marketing of assistance programs to address disproportionate needs of minorities and ethnic persons in housing.</i>	Increase minority and ethnic participation in homeownership, rehabilitation and rental assistance programs by developing a marketing strategy.	Fair Housing Offices	Year 1 - Determine baseline of minority and ethnic participation.  Ongoing - Increase the number of minority and ethnic participation in assistance

			programs by 10% each year.  Year 4: New Chauncey Housing, Inc. to complete and implement a marketing plan to increase minority participation.
<p><b>No significant difference from data collected for 2005-2009 Consolidated Plan.</b></p> <p><b>New Chauncey Housing, Inc. exceeded their minority participation goal for this year; however, increased marketing is needed in order to maintain minority and ethnic participation.</b></p>			
<p><b>Year 3: NCHI has completed a marketing brochure and is working on a marketing plan.</b></p>			
<p><i>4) Further research in the areas of services to the disabled, elderly and persons with HIV/AIDS to determine if they have sufficient access to federally assisted housing.</i></p>	<p>Work with the agencies that serve the disabled, elderly and persons with HIV/AIDS to determine if their clientele has sufficient access to federally assisted housing. Work with federally assisted housing providers to determine the demand for housing by those populations, and also determine how the existing housing is marketed.</p>	<p>Fair Housing Offices</p>	<p>Ongoing - Relevant data and analysis to assist in the development of programs or activities or marketing to address the need.</p>
<p><b>Additional and relevant data and partnerships with a variety of providers and social service agencies are needed to fulfill this goal. We continue to request information from Wabash Valley Hospital, Area IV Council on Aging and Community Services and the Mental Health Association to identify the problem. It appears from the limited data that there is little or no need.</b></p>			

**Appendix B**

<b>Other Federal Resources</b>			
<b>Agency</b>	<b>Program/Activity</b>	<b>Amount</b>	<b>Priority Need Addressed</b>
<b>Section 8 Program</b>			
Lafayette Housing Authority	Voucher Assistance	\$5,043,375	Rental Housing: Very Low Income all Household Sizes - Cities
Lafayette Housing Authority	Administration	\$564,298	
Area IV Agency on Aging & Community Action Programs	Voucher Assistance	\$30,953	Rental Housing: Very Low Income all Household Sizes - County
Area IV Agency	Administration	\$3,130	
Total Section 8		\$5,641,756	
<b>McKinney-Veto Homeless Assistance Act</b>			
<b>Emergency Shelter Grant</b>			
YWCA	Shelter for Victims of Domestic Abuse	\$7,820	Homeless Emergency Shelter Operating - Very Low Income
Lafayette Transitional Housing	Transitional Shelter	\$36,049	Homeless Transitional Shelter Operating: Very Low Income
Lafayette Urban Ministry	Overnight Emergency Shelter Individuals	\$30,000	Homeless: Emergency Shelter Operating Very Low Income
Salvation Army	Emergency Shelter Families	\$12,500	Homeless: Emergency Shelter Operating Very Low Income
Mental Health Association	Day Emergency Shelter/Supportive Services for Chronic Homeless	\$25,700	Homeless: Emergency Shelter Operating Very Low Income
Total ESG		\$112,069	
<b>Super NOFA: CoC Homeless Assistance Programs</b>			
Lafayette Transitional Housing	Case Management & Supportive Services	\$254,085	Homeless Transitional Services: Very Low Income
Total Super NOFA		\$254,085	
<b>FEMA - Emergency Food &amp; Shelter Program</b>			

YWCA	Shelter for Victims of Domestic Abuse	\$7,000	Homeless Emergency Shelter Operating - Very Low Income
Lafayette Transitional Housing	Transitional Shelter	\$14,300	Homeless Transitional Shelter Operating: Very Low Income
Lafayette Urban Ministry	Overnight Emergency Shelter Individuals	\$5,000	Homeless: Emergency Shelter Operating Very Low Income
Salvation Army	Emergency Shelter Families	\$11,229	Homeless: Emergency Shelter Operating Very Low Income
Food Finders Food Bank	Food Program to all shelters	\$4,300	Homeless: Emergency Shelter Very Low Income
Area IV Agency on Aging & Community Action Programs	Utility Assistance	\$16,250	Homeless Prevention: Very Low Income Families and Individuals
Lafayette Urban Ministry	Rent/Mortgage Assistance	\$16,000	Homeless Prevention: Very Low Income Families and Individuals
Mental Health Association	Meals	\$2,500	Homeless: Emergency Shelter Very Low Income
Total Section 8		\$5,641,756	
Total FEMA - EFSP		\$76,579	
Total McKinney-Veto Funds		\$366,154	
Total Other Federal Resources		\$6,084,489	